

Recorded: 8/8/2025 at 1:41:41.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2095

Prepared by/Return to: Mark Van Heukelom, PO Box 2804, Cedar Rapids, IA 52406-2804; (319) 363-0101
Address tax statement: Bossard Investments, LLC, 209 2nd Street SE, PO Box 55, Hopkinton, IA 52237

QUIT CLAIM DEED

For the consideration of Ten Dollars and other valuable consideration, NICHOLAS BOSSARD, a single person, does hereby Quit Claim to BOSSARD INVESTMENTS, LLC, an Iowa limited liability company, all of his right, title, and interest in the following described real estate in Delaware County, Iowa:

LOTS EIGHT (8) AND NINE (9), BLOCK ELEVEN (11) OF HOPKINTON SECOND ADDITION BY H. A. CARTER, ACCORDING TO PLAT RECORDED IN BOOK 2 L.D., PAGES 328-329, EXCEPT THAT PART OF LOT EIGHT (8) DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT EIGHT (8), THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT EIGHT (8) TO THE SOUTHWEST CORNER OF SAID LOT EIGHT (8), THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT EIGHT (8) TO THE SOUTHEAST CORNER OF SAID LOT EIGHT (8), THENCE NORTH ONE HUNDRED THIRTY FOUR AND ONE-TENTH (134.1) FEET, THENCE IN A WESTERLY DIRECTION SIX (6) FEET TO THE PLACE OF BEGINNING

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

This deed is exempt from transfer tax and from filing a declaration of value and groundwater hazard statement pursuant to Iowa Code Section 428A.2(21).

This deed was prepared without the benefit of a title search. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 7, 2025.


NICHOLAS BOSSARD

STATE OF IOWA)
) ss:
COUNTY OF JONES)

This instrument was acknowledged before me on August 7, 2025, by NICHOLAS BOSSARD, a single person.


Notary Public in and for said State

